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**BE SEEN AT...**

**1162 N. Citrus Avenue,  
Covina, CA 91723**

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Opportunity to build or lease on main retail thoroughfare. Ideal for large footprint retailers, club store, or multi-tenant mid box retail, such as sporting goods or hobby stores.

**Largest Industries:**  
Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

**10 Acres**

**94,000 Square Foot Building**

**Zoning: C-3A Regional/Community Shopping Center**

**Major North-South Corridor**

**CONTACT:**  
City of Covina City Manager's Office  
Direct: 626-384-5410  
CityManager@covinaca.gov

**BROKER:**  
Mitchell Hernandez, CBRE  
Direct: 310-363-4777





1000 N. Azusa Avenue, Covina, CA 91722

## THE PLACE TO BE...

1000 N. Azusa Avenue,  
Covina, CA 91722

Opportunity to build or lease on main retail thoroughfare. Ideal for large footprint retailers, club stores, or multi-tenant mid-box retail, such as sporting goods or hobby stores.

**Join major retailers:** McDonald's, Jack in the Box and Guitar Center. Surrounded by strong national credit retailers.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

5 Acre Lot

81,365 Square Foot Building

Zoning: C-4 Highway Commercial

Major North-South corridor

### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
[CityManager@covina-ca.gov](mailto:CityManager@covina-ca.gov)



1274 E. Cypress Street, Covina, CA 91724

## BE SEEN AT...

1274 E. Cypress Street,  
Covina, CA 91724

Opportunity to build or lease in Light Industrial & Manufacturing Area. Ideal for manufacturing, warehousing or incubator business.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services

27,574 Square Foot Lot

14,250 Square Foot Building

Zoning: M-1- Light Manufacturing Zone

Located off of a Major North-South corridor

### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
CityManager@covina.ca.gov



777 E. Edna Place, Covina, CA 91723

## THE PLACE TO BE...

777 E. Edna Place,  
Covina, CA 91723

Opportunity to build in Light Industrial & Manufacturing Area. Ideal for industrial complex, manufacturing, warehousing and incubator spaces.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

4 Acres

Zoning: M-1- Light Manufacturing Zone

Located off of a Major North-South Corridor

### CONTACT:

City of Covina City Manager's Office  
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CityManager@covina.ca.gov







731 N. Grand Avenue, Covina, CA 91723

## BE SEEN AT...

731 N. Grand Avenue,  
Covina, CA 91723

Opportunity to build on main retail thoroughfare. Ideal for mid box retail or restaurants (drive-through).

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

2.7 Acres

Zoning: C-2- Commercial Zone  
(Neighborhood Shopping Center)

Major North-South Corridor

### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
CityManager@covinaca.gov



1034, 1054, 1118, 1154 & Park View, Covina, CA 91722

## THE PLACE TO BE...

**1034, 1054, 1118, 1154, & 1164  
Park View, Covina, CA 91722**

Opportunity to build near Interstate-10 Freeway. Ideal for Trade & Tech Schools or Offices.

**Close to many Colleges:** California State Polytechnic, Claremont Colleges, Azusa Pacific University, University of La Verne & ITT Technical Institute.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

Combined Acreage is: 5.4

Zoning: PCD - Planned Community Development/  
Commercial Zone (Administrative Offices)

Convenient Freeway Access

### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
CityManager@covinaca.gov



## BE SEEN AT...

**525 S. Citrus Avenue,  
Covina, CA 91723**

Opportunity to build or lease on main retail thoroughfare. Ideal for mid-box retail, restaurants and medical/office.

**Join major retailers:** Starbucks (coming soon), Chevrolet, Kia, Acura, Volkswagen, Del Taco, Jack in the Box, CVS, and Baja Ranch Market. Located close to the I-10 Freeway. Surrounded by strong national credit retailers.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

1.66 Acres

Zoning: C4 Highway Commercial Zone

Major North-South Corridor

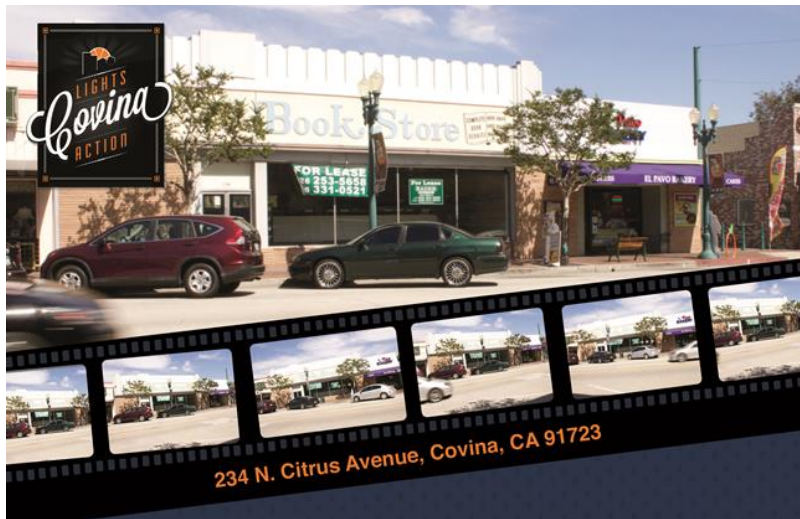
### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
CityManager@covinaca.gov

### BROKER:

Guillermo Olalz, Coldwell Banker  
Direct: 626-696-1018





234 N. Citrus Avenue, Covina, CA 91723

## BE SEEN AT...

234 N. Citrus Avenue,  
Covina, CA 91723

Leasing Opportunity in historic Downtown Covina on main retail thoroughfare. Ideal for restaurant, wine bar, or other service-oriented establishments that cater to easy-access neighborhoods. Mixed-use housing development is nearby, and more coming soon. Ample public parking behind the building.

**Join nearby retailers:** Starbucks, Downtown eateries, hobby, skateboard, and vintage shops.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

7,500 Square Foot Lot

5,000 Square Foot Building

Zoning: TCSP-5  
(Town Center Specific Plan- Retail & Service)

Close to Covina City Hall, Covina Center for Performing Arts and Metrolink Station

Major North-South Corridor

### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
[CityManager@covinaca.gov](mailto:CityManager@covinaca.gov)

### BROKER:

Sheri Nign, Rader Realty  
Direct: 626-253-5658



345 S. Citrus Avenue, Covina, CA 91723



## THE PLACE TO BE...

**345 S. Citrus Avenue,  
Covina, CA 91723**

Opportunity to build or lease on main retail thoroughfare. Ideal for Design/Carpet Center, a small-box retailer or restaurant. Located near Downtown Covina.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

2 Acres

25,349 Square Foot Building

Zoning: C-3A Regional/ Community Shopping Center

Major North-South Corridor

### CONTACT:

City of Covina City Manager's Office  
Direct: 626-384-5410  
CityManager@covina.ca.gov



## THE PLACE TO BE...

**619 N. Citrus Avenue,  
Covina, CA 91723**

Opportunity to build or lease within a Covina packing house location. Ideal for a chain restaurant, brewery/tasting room, or other service-oriented establishments that cater to mass-transit commuters.

**Largest Industries:** Local Government, Food & Drink Services, Durable Goods, Health Care Services, Professional, Scientific, & Technical Services.

15,297 Square Foot Lot

9,920 Square Foot Building

Zoning: TCSP-5  
(Town Center Specific Plan- Retail & Service)

Located within the Covina Metrolink Transit Station Area and Nearby Downtown Corridor

### CONTACT:

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CityManager@covina.ca.gov

